
Wilmington Savings Fund Society dba Christiana Trust,
not individually, but solely as Trustee for NYMT Loan
Trust I

Plaintiff,

Case No. 2019CV000146

v.

Estate of Michael A. Welch, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 17, 2020 in the amount of \$76,687.49, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

July 16, 2020

At 2:00 PM, all of the following described premises, to wit:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTHWEST 1/4 SOUTHEAST 1/4) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LINCOLN TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID FORTY WHERE IT INTERSECTS WITH THE EAST RIGHT OF WAY OF THE TOWN ROAD; THENCE EAST ALONG THE NORTH BOUNDARY OF SAID FORTY FOR 300 FEET AND TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE FOR 250 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE RIGHT OF WAY OF SAID TOWN ROAD FOR 450 FEET; THENCE WEST AND PARALLEL WITH THE NORTH BOUNDARY OF SAID FORTY FOR 250 FEET TO A POINT; THENCE NORTH 450 FEET AND BACK TO THE PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT EXISTING 2 ROD PRIVATE ROAD FROM THE TOWN HIGHWAY, KNOWN AS BLOOM ROAD, TO THE SUBJECT PREMISES.

Street Address: 4327 Daisy Lane, Eagle River, WI 54521
Tax Key No. 014-1841

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Cashier's Check is required if down payment is \$20,000.00 or more. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Joseph A. Fath
Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-19-01592

NOTE: This law firm is a debt collector.